

03/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0066-MAVERIK INC:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Arlington Ranch Boulevard, and Blue Diamond Road and Richmar Avenue; and a portion of a right-of-way being Durango Drive located between Blue Diamond Road and Richmar Avenue within Enterprise (description on file). JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

176-20-601-010

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way being Durango Drive to accommodate detached sidewalks. The plan also depicts the vacation of easements within the subject site, as they are no longer needed for the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-400115-11 (ZC-0552-10)	Waiver of conditions of zone change (ZC-0552-10) requiring no access to Blue Diamond Road in conjunction with an approved convenience store.	Approved by BCC	March 2012
ZC-0552-10	Zone change from H-2 zone to C-2 zone; use permit, waiver of development standards, and design review for a convenience store and service station	Approved by BCC	January 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Corridor Mixed-Use	H-2	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
East	Corridor Mixed-Use	CG	Undeveloped (approved vehicle wash)

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Compact Neighborhood (up to 18 du/ac)	RM32	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-26-0065	Use permit, waiver of development standards and design review for a vehicle wash is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: QUICK QUACK CAR WASH

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